UNITED STATES DISTRICT COURT
DISTRICT OF PUERTO RICO

WELLS REAL ESTATE INVESTMENT TRUST II, INC., Plaintiff, v. CHARDON/HATO REY PARTNERSHIP, S.E., Defendant.	Civil Action No. 08-1613 (JP)

NOTICE OF APPEAL

Plaintiff Wells Real Estate Investment Trust II, Inc. ("Plaintiff"), by and through its undersigned counsel, hereby appeals to the United States Court of Appeals for the First Circuit, from the Opinion and Order and the Final Judgment of the United States District Court for the District of Puerto Rico, both entered on July 2, 2009, denying Plaintiff's motion for summary judgment and granting Defendant Chardon/Hato Rey Partnership, S.E.'s ("Defendant") motion for summary judgment and: (1) entering judgment dismissing with prejudice Plaintiff's complaint and all claims asserted therein; and (2) entering judgment for Defendant on its counterclaim to have and recover: (a) the $4,000,000 escrow deposit plus any interest accrued, as liquidated damages, (b) attorney's fees pursuant to Section 10.3 of the January 25, 2008 Purchase and Sale Agreement between the parties hereto, and (c) costs pursuant to Section 10.4 of the aforesaid Agreement.

Dated: San Juan, Puerto Rico
July 7, 2009

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